



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved)

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, APRIL 27, 2010**

Commissioners Present

David Blatt
Temple Shannon
John Lupo, Jr.
Edwin Vargas, Jr.
Gerry Pleasant, Alternate

Staff Present

Roger O'Brien
Kim Holden
Don Chapman
Stephanie Krueel
Jillian Hockenberry

Commissioners Absent

Sandra Bobowski
David Jorgensen, Alternate

Commissioner Blatt called the meeting to order.

I. Public Hearing

- a. **901, 909, 941 Main Street- Amendment requesting façade changes and an extension of time to complete improvements to 901-941 Main Street of the special permit to renovate a 9-story commercial building and attached buildings into a mixed use commercial and 100 residential unit building with off-site parking. Applicant- 901 Main Street Associates, LLC**

The application was tabled.

- b. **375 Ledyard Street - Approval of location for used car dealership. Applicant – Jose E. Mejia**

The application was tabled.

- c. **442 New Britain Avenue – Special Permit for a café/bar serving alcoholic beverages with off site parking. Applicant – Gisel Collazo**

The application was tabled.

- d. **1941-1943 Broad Street – Special Permit to allow offsite parking for restaurant/bar use. Applicant – Phillip Colon**

The application was tabled.

e. 93 Airport Road – Approval of location to allow used car dealer and general repair use. Applicant – Pop’s Exhaust II LLC

Roger O’Brien read the public notice. Commissioner Blatt read the rules of conduct.

Principal Planner Don Chapman presented a summary of the application. He discussed the conditions of approval and stated that staff recommended approval of the application.

Commissioner Lupo, Jr. asked about the type of repair that would occur at the business.

John Klaja, the applicant, stated that it would mostly consist of exhaust work, however there could be other types of general repair done as well.

The public hearing was closed.

f. 219 & 239 West Service Road – Amendment to Special Permit to allow alteration to existing billboard. Applicant – Lamar Advertising

The application was tabled.

II. Regular Meeting

a. Consideration of the Public Hearing Items

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., items ‘a’ through ‘d’ and item ‘f’ from the public hearing were tabled.

All of the Commissioners voted in favor of the motion.

i. 93 Airport Road – Approval of location to allow used car dealer and general repair use. Applicant – Pop’s Exhaust II LLC

On a motion made by Commissioner Vargas, Jr., and seconded and Commissioner Lupo, Jr., the following resolution was approved:

WHEREAS, The applicant Pop’s Exhaust II, LLC has submitted an application requesting an approval of location for a general automobile repair and sales establishment at 91-93 Airport Road, and

WHEREAS, The subject property is located in the I-2 zoning district which permits automobile sales and repair, and

WHEREAS, The applicant’s proposal is consistent with Plan of Conservation and Development’ and

NOW, THEREFORE, BE IT

RESOLVED, The City of Hartford Planning and Zoning Commission approves the application for site approval for the property located at 91-93 Airport Road with the following conditions;

1. All debris on site shall be removed and the subject site shall be maintained in a satisfactory condition at all times, and
2. No more than 5 of cars shall be permitted outside at any time, and
3. All repair work shall be conducted inside the structure, and
4. Discarded, disassembled and loose parts or refuse shall be stored inside the building or in a properly enclosed or screened area if outside the building, and
5. Inoperable vehicles shall be stored inside the structure, and

NOW, THEREFORE, BE IT

RESOLVED, City of Hartford Planning and Zoning Commission approves the application for site approval with the conditions listed above with an effective date of April 27, 2010, ; and
That an Approval of Location for a general auto repair and sales business at 91-93 Airport Road as shown on the site plan entitled "Zoning Location Survey of 91-93 Airport Road, Hartford, Connecticut, Prepared for Pop's ExhaustII", prepared by Oswald Blint Surveying, 95 Giddings Avenue, Windsor, Connecticut 860.833.6850 scale 1"=10', dated March 24, 2010, subject to the following condition conditions:

BE IT FURTHER,

RESOLVED, This twenty-seventh day of April 2010

The following Commissioners voted affirmatively: Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasant.

b. Site Plan Review

- i. **33 Sargeant Street – New construction of a wood frame single-family dwelling.
Applicant – Nina Properties, LLC**

Principal Planner Stephanie Krueel presented a summary of the application. She stated that the application had been previously approved on April 21, 2010 by the Historic Preservation Commission. She discussed the conditions of approval and stated that staff recommended approval of the application.

Commissioner Blatt asked if the applicant was agreeable to the conditions of approval and Ms. Krueel stated that they were.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas Jr., the following resolution was approved:

Whereas, The Planning and Zoning Commission, under the provisions of Section 614 of the Hartford Zoning Regulations, has reviewed the site plan for the construction of a single-family house at 33 Sargeant Street; and

Whereas, This proposal meets all zoning requirements of the R-4 district regarding density, lot coverage, lot width, setbacks, parking, height, open space, and use; and

Whereas, The proposal is suitable for the area and will serve to improve the neighborhood; and

Whereas, The proposal was approved by the Historic Commission at its April 21, 2010 meeting; and

Whereas, The proposal is consistent with both the adopted and proposed Generalized Land Use maps; *Now, Therefore Be It*

Resolved: That the Planning and Zoning Commission hereby approves the plans entitled “New Single Family Residence, 33 Sargeant Street, Hartford, Connecticut, March 15, 2010” including a survey by Keefe Land Surveying, 325 New Hartford Road, Barkhamsted, CT, dated 3/5/10, and sheets L-1, A-1, A-2, A-4 & A-5 by Valerio Giadone Architect, 21 Ashley St, Hartford, Ct, dated 3/22/10, with the following conditions:

1. A landscape plan identifying planting species is submitted.
2. A lighting plan is provided or security lighting is added to the rear of the property.

Resolved: This twenty-seventh day of April, 2010.

The following Commissioners voted affirmatively: Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasant.

**ii. 79 Mansfield Street - New construction of a single family dwelling on vacant lot.
Applicant – Hartford Area Habitat for Humanity**

Principal Planner Stephanie Krueel presented a summary of the application. She stated that the application had been previously approved with conditions on April 21, 2010 by the Historic Preservation Commission.

Mr. O’Brien questioned if the front steps were open. Ms. Krueel stated it was unclear of what was being proposed in the plans.

Commissioner Lupo, Jr. referred to the condition of approval regarding a 6 foot deep front porch and spoke about the Commission's requirement of 6 feet of useable space.

Mr. O'Brien described the process in which Habitat for Humanity revises their plans according to conditions of approval by penciling them in. He stated that it is difficult to visualize what is being proposed when a cut sheet plan is always submitted.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Lupo, Jr., the application was tabled until revised drawings were submitted.

All of the Commissioners voted in favor of the motion.

c. CGS 8-24 Review

i. Disposition of 33 City owned properties

Mr. O'Brien gave a background regarding the disposition of the City owned properties.

Ms. Holden stated that the City Council considered staff recommendations and removed 415 Farmington Avenue, South Marshall and Farmington Avenue and gave 34-45 Main Street the condition that it could not be used as residential.

Commissioner Blatt asked about 105-107 Enfield Street and Ms. Krueel discussed various options of what could be done with the lot.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Shannon, the amended list of properties was approved.

All of the Commissioners voted in favor of the motion.

III. Minutes – March 30, 2010, April 13, 2010

The minutes of March 30, 2010 and April 13, 2010 were not addressed.

IV. New/Old Business

Mr. O'Brien stated that the Hartford City Council had unanimously endorsed One City, One Plan at their previous meeting.

V. Adjournment

Respectfully submitted,

Roger J. O'Brien, Secretary/Director